

TRENTON TOWN CENTER

NWC of Trenton & McColl

3911 - 4039 S. MCCOLL RD
EDINBURG, TEXAS 78539



SERGIO A. ADAME, CCIM • BROKER-OWNER

956.412.1412 | sergio@apirealtor.com

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FOR LEASE

895 SF - 1,305 SF UNITS
\$20-\$26 PSF + \$5.92 NNN

www.apirealestate.com

PROPERTY DETAILS

- ◆ 30,030 SF Shopping Center on 4.61 AC
- ◆ High Traffic Volume
- ◆ Easy Access to Trenton & McColl
- ◆ Shadow Anchored by Walmart
- ◆ Nearby Big Box Retailers, Major Chain Restaurants, Shopping Centers, Medical Parks, & Offices

AREA RETAILERS



895 SF - 1,305 SF

Units: 6



\$20-\$26 PSF +

\$5.92 NNN



W. Trenton Rd: 28,930 VPD

S. McColl St: 23,514 VPD

(TXDOT)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 2026 Population	6,153	100,277	244,642
 Daytime Population	10,811	116,099	271,725
 Average HH Income	\$182,042	\$107,352	\$90,663

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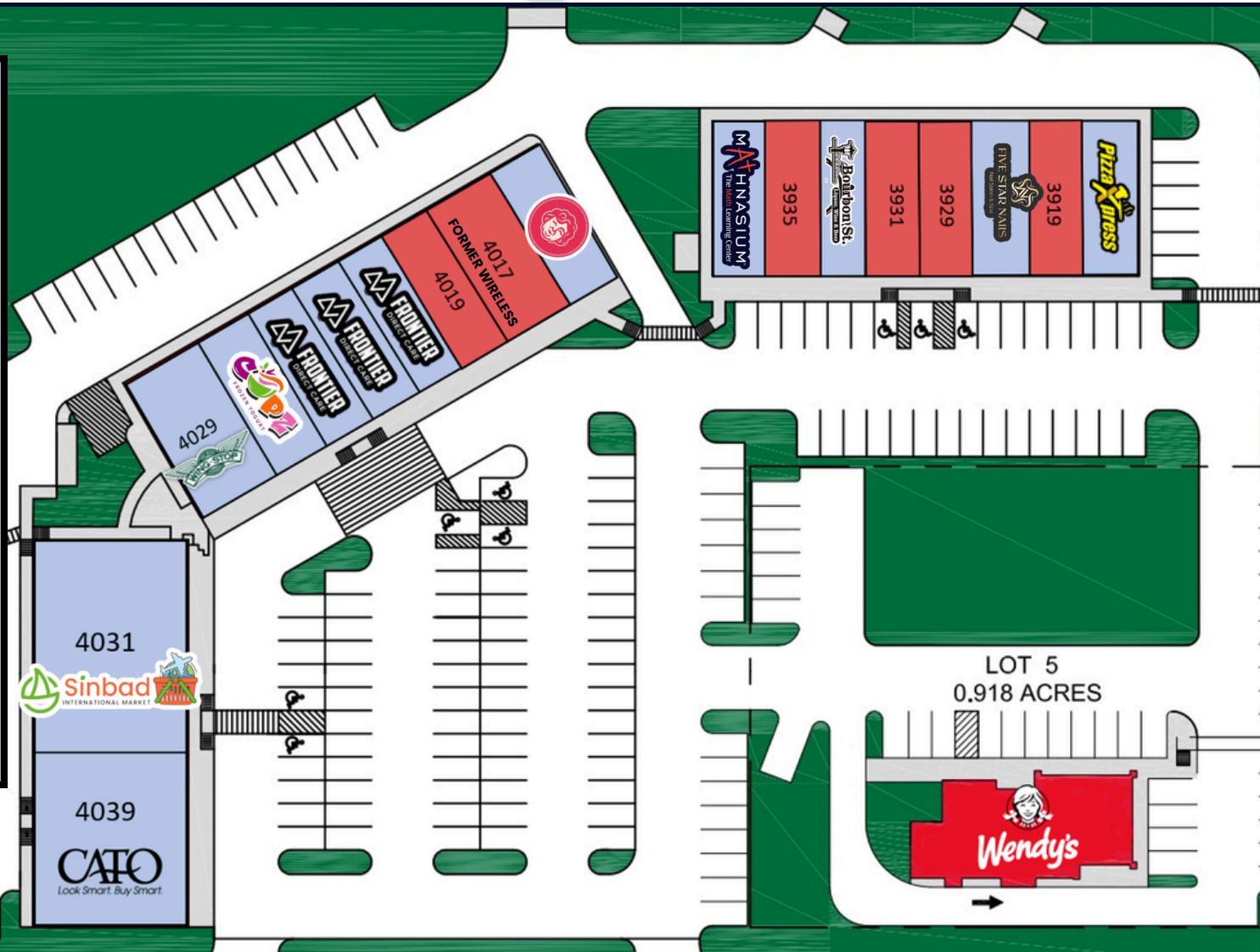
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SUITE	TENANT	SF
BUILDING 1		
3911	Pizza Express	1,500 sf
3919	Available (2nd Gen Retail)	1,200 sf
3927	Five Star Nails	1,400 sf
3929	Available (Grey Shell)	895 sf
3931	Available (2nd Gen Retail)	1,305 sf
3933	Bourbon St. Liquor	1,200 sf
3935	Available (Grey Shell)	1,200 sf
3937	Mathnasium	1,200 sf

SUITE	TENANT	SF
BUILDING 2		
4013	Gorditas Doña Lula	1,500 sf
4017	Available (2nd Gen Retail)	1,200 sf
4019	Available (Grey Shell)	1,100 sf
4021	Frontier Direct Care	1,200 sf
4023	Frontier Direct Care	1,200 sf
4023-A	Frontier Direct Care	1,146 sf
4025	CUPZ Frozen Yogurt	1,500 sf
4029	Wingstop	2,254 sf

SUITE	TENANT	SF
BUILDING 3		
4031	Sinbad Intl. Market	5,000 sf
4039	Cato's Fashion	4,000 sf



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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker .
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

(A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant. Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

API REAL ESTATE	0534881	info@apire.us	(956) 412-1412
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
SERGIO A. ADAME, CCIM	0534881	sergio@apirealtor.com	(956) 412-1412
DESIGNATED BROKER	LICENSE NO.	EMAIL	PHONE
SALES AGENT	LICENSE NO.	EMAIL	PHONE
BUYER/TENANT/SELLER/LANDLORD INITIALS	DATE		